



Snyderville Basin Special Recreation District
Special Board Meeting Minutes
Wednesday, December 17, 2008
Schefter Conference Room - Trailside Park
5715 Trailside Drive
Park City, Utah

Board Members in Attendance: Tracey Douthett, Jim Moran, Scott McClelland, Sharon Odell, Ron Perry. Scott Siemon arrived at 6:30 pm.

Absent: Tim Douglas

Staff/Employees Present: Bonnie Park, Rena Jordan, Senta Beyer, Shelley Phillips-Nielson, Matt Strader

Attending Guests: Michele Morris, Kenneth Block, Shawn Hopkins, Jay Brown, Mike Hamill, Christina Miller, Trevor Adrian

The meeting of December 17, 2008 was called to order by Chair Odell at 6:13 pm.

PUBLIC INPUT

Bonnie Park said that there are individuals in attendance this evening that wish to speak about Mountain Ranch Estates trails. HOA representatives are on the agenda. Mountain Ranch residents Shawn Hopkins, Christina Miller and Jay Brown requested an opportunity to speak after the HOA presentation.

MOUNTAIN RANCH TRAILS DISCUSSION

Ken Block, President of Mountain Ranch Owners Association introduced himself. Board members received information provided by Block in their Board packet in advance of the meeting (attached). He briefed the Board on the salient points of his memo. Expansion of the Mountain Ranch trail network has been discussed for a year and a half. This discussion culminated at the November 12, 2008 HOA meeting whereby a vote was taken with 55 in favor/10 opposed to dedicating a public trail easement to Basin Recreation in the open space along the western perimeter of the subdivision. Block provided a map for review. Scott McClelland asked if this trail was contemplated at the time of development review. For the benefit of the group, Senta Beyer identified the original public trail corridors disclosed on the map, in contrast to those proposed.

Park explained the important distinction between community trails and neighborhood trails. Community trails are owned operated and maintained by the District and are open to the public in perpetuity. They are generally improved by the developer at the time of infrastructure improvements. In contrast, neighborhood trails may be constructed within the subdivision to be turned over by the developer for management by the owners association. The fact that they may be open to the public does not automatically make them community trails.

Beyer provided background on her discussions with the HOA. In this case the District worked with the association to explore a more direct alignment to ultimately provide community trail access to Round Valley via

the Gillmor parcel, after which the neighborhood held internal discussions to consider construction of a neighborhood trail. Beyer suggested that the District and HOA consider improvement of the western perimeter alignment at such time the Gillmor parcel is proposed for development.

Shawn Hopkins referred to the trails exhibit, and noted the location of his home. He represents himself and his neighbors Craig White, Ira Marcus and Jay Brown. He spoke to the impacts of the trail in the proposed location on the west and south side of his home. Based on an analysis by local real estate professionals, he stated that the trail as proposed will devalue his home by \$100,000 to \$200,000. They estimate it also cuts the number of potential buyers in half. For purposes of an exhibit, he marked the proposed trail location with police tape and provided photos from his home. His house was built with the expectation that it backed up to open space; his was the sixth house to be built in the subdivision. Beyer stated the District has always worked cooperatively and proactively with homeowner groups. She gave examples of successful community trails in other neighborhoods. The proposed alignment is not something the District is pushing for. It is being presented to the Recreation District Board at the request of the HOA, due to a vote of the association with the majority in favor of a community trail. Hopkins requested the District Board intervene to consider a proposed alternative alignment. For the record, Michele Morris noted the alignment proposed by Hopkins was presented and voted down by the association.

Jay Brown said in the year 2000 he was one of the first to place a lot under contract in the subdivision. It was one of the few lots that had open space on two sides, and he selected the lot for that reason. Privacy is important to him, and the placement of the building pad within the .76 acres was well thought out at the time of purchase. Brown said he is currently a Pinebrook resident and two trails are in close proximity to his home, and he believes trails to be an asset. He would like to work cooperatively so trail improvements in Mountain Ranch are less intrusive to his home site, and do not take away from the privacy aspect.

Ken Block questioned if any change has come about in the status of the adjacent Nadine Gillmor parcel, and if a trail such as this could be used as a catalyst to start conversations about trail access. Park said it is the District's understanding that the property is currently under contract, and that the District's opportunity to discuss trails comes at the time a development application is submitted. Park said the advantage of having an alignment identified as a link point for a future connection to the Gillmor property would be useful when that development proposal comes forward.

Christina Miller identified the location of her lot, and is in attendance to represent herself and one of her neighbors. There is a trail corridor located adjacent to her home. She gave examples of how contentious the trail controversy has become between residents in their neighborhood. She encouraged the Basin Recreation Board to take into consideration negative impacts to home values and privacy. She stated it is a correct statement that there was an affirmative vote of the association to approve a public trail; however the vote was not on the exact alignment. It was represented at that meeting that Basin Recreation will work with the association on placement. Miller said when Bob Radke, as a private trail builder, provided neighborhood trail alternatives there were several options. The association also consulted with trail builder Troy Duffin, who proposed another acceptable alternative. She requested that HOA communication include "affected owners," noting that members of the Mountain Ranch trails committee are not affected owners. Scott McClelland said he understands lot premiums and the position of those who paid more for views and open space. Beyer said there has been disconnect in the process over the last six to eight months. At one point the District was communicating with HOA president Ken Block, after which it was decided by the association that the trail would remain a neighborhood trail. Beyer said the District has not had the opportunity to work proactively with the Mountain Ranch residents. The neighborhood controversy occurred without the District's involvement.

Odell thanked the Mountain Ranch residents that attended for their input and stated that no decisions would be made this evening.

CONSIDERATION AND ADOPTION OF AMENDED FIELDHOUSE FEE SCHEDULE

Board members received a staff memo in their Board packet. Phillips-Nielson provided an updated grid on comparison of personal trainer policies at other facilities in the state. Jordan suggested the staff recommendation be presented since the request for a decision on the personal trainer policies is proposed to be postponed. Phillips-Nielson said the recommendation is to move forward with the adoption of the 10% increase in membership fees and proposed increase in field rental fees beginning on January 1, and to further pursue discussion on the personal trainer policies. Board approval will be considered following the January 7th Board meeting. Jordan said the background on this recommendation is that staff still has some homework to do to answer the questions that were raised at the public hearing.

Personal trainer certifications were reviewed. Phillips-Nielson said at least five on the list provided are very reputable. Trainer Mike Hammil questioned the importance of instructor certifications. He believes certified trainers may know the principles, but they do not teach the proper application of the principles. Douthett responded with the observation that the industry may have a problem regulating itself, but the District is attempting to find out which trainers are bonified. McClelland said there are personal trainers currently using the facility that are not indemnifying the District. The appearance is if these individuals are allowed to operate in the Fieldhouse, the District has no way to regulate the activity. The perception is they work for the Fieldhouse. That perception is troublesome for the District Board relative to its responsibility to protect legal and financial interests of the District. Jordan said this is why it is premature to make a decision on trainers, and pointed out the spectrum of the Board's decision ranges from "no trainers" to "how do we make trainers work" at the facility. Jordan said it is up to staff to help the Board make an informed decision. She wants to understand how staff will enforce the policy in a practical sense before a final decision is made. Jordan summarized the suggested motion that calls for tabling the decision on personal trainer policies and fees at this meeting, while approving the 10% increase to admission and membership fees and the field rental fee structure for private user groups. Mike Hammil enlightened the Board as to his personal experiences as a trainer of many years. He believes there is a difference between a fitness professional privately renting the field to teach a class, and the personal trainer who shares the weight room with the public. Board members expressed their desire to protect the interests of constituents whose gym experience is impacted by personal trainers. Discussion followed on "gym etiquette." Matt Strader invited Hammil to bring up any suggestions for further consideration on the trainer policy to make it fair for everybody across the board, and to discuss those ideas with him.

MOTION: To approve a 10% increase to the Fieldhouse user fees and adopt the field rental fees for private user groups, effective January 1, 2009. [McClelland/Moran] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. Motion carries.

Staff was directed to further explore personal trainer policies and fees. Jordan said along with approval of the fee increase she would like to hold a promotion during the month of January that allows purchase of the annual pass at 2008 rates. She detailed ways in which the "special" would be promoted. Board members supported the idea.

MOTION: To approve a January 2009 promotional discount to allow for Fieldhouse annual passes to be sold at 2008 rates. [Moran/Perry] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. Motion carries.

CONSIDERATION AND ADOPTION OF YEAR 2008 AMENDED BUDGETS AND PROPOSED 2009 BUDGETS FOR OPERATIONS AND MAINTENANCE, CAPITAL IMPROVEMENT AND DEBT SERVICE.

Jordan said the budgets proposed for adoption are based on those reviewed at the December 3rd Board meeting. Park reminded the Board that at the time of the 2007 audit Greg Ogden was under the impression that the budget was not adopted by total appropriation, but rather by department. Jordan said there is a note in the audit management letter for overspending in one department. McClelland expressed his ongoing interest as a Board member in understanding any transfers between line items in the operations budgets. Moran emphasized his interest in compliance with price competition and competitive bidding requirements. Jordan said capital expenditures are detailed in the capital budget, and that any change in capital expenditures would be brought before the Board. Park said quarterly financial reports provide the opportunity to discuss the status of O&M budget line items with the Board throughout the year.

MOTION: To adopt the year 2008 amended budgets and proposed 2009 budgets for operations and maintenance, capital improvements, and debt service by total appropriation within each fund.

[McClelland/Douthett] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. Motion carries.

2009 DISTRICT GOALS

Rena Jordan provided a handout on 2009 District-wide goals as a focus document created by the leadership team for the Board to consider and expand on. She said it is a working draft that incorporates staff input and will allow for goals to be set early in 2009. Individual goals can then mesh with broader District-wide goals. Related to capital improvements, it will help the District determine what can be accomplished through smaller investments that do not require a bond. Discussion followed on the practical realities of a small Fieldhouse expansion suggested by Moran. Jordan emphasized the importance of prioritizing goals so that adequate preparation time and implementation can be planned. Park said at the last meeting Board discussion prioritized the need to set aside funds for indoor turf replacement. Former Board member, Eric Miller, has suggested an infra-red study to identify where heat loss is occurring and how energy savings can be achieved. Jordan concluded by acknowledging that the list for Fieldhouse improvements is very long.

NOMINATING COMMITTEE REPORT

Board discussion on 2009 officer nominations took place. The proposed slate will stand for election by vote of the Board at the January 7th annual meeting.

MOTION: To approve the slate of officers as follows: Sharon Odell - Chair; Ron Perry - Chair Elect; Scott McClelland - Clerk; Tracey Douthett - Treasurer. [Moran/McClelland] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. Motion carries.

SERVICE PROVIDER APPROVALS/PLANNING UPDATE

Park said that no new plats have been signed. At the December 15 service provider meeting plat amendments in the Colony subdivision were discussed. Park and Beyer will review those plats because the Colony approvals came at time that was early in the District history. She said the Tanger Outlet stores are proposing an expansion near Kilby Road on the east side of the parking lot. It may provide an opportunity to improve Kilby Road trail connections. The subdivision plat for the PRI/Boyer Kimball Junction proposal is nearing completion. It will include the research park parcel, open space parcel and UOP athlete housing among other uses. Park said she worked with Summit County today to provide the transfer for the balance of funds in the District held open space account in the amount of \$6,660,417.87. The December interest will be transferred out at the end of the month and the PTIF open space account will be closed out. The cost of issuance in the amount of \$69,451.59 was reimbursed to the District general fund account prior to the transfer.

APPROVAL OF MINUTES 11/19/08 and 12/3/08

Sharon Odell called for a motion to approve minutes of the last two meetings.

MOTION: To approve the minutes of November 19, 2008, as written [Perry/McClelland] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. Motion carries.

MOTION: To approve the minutes of December 3, 2008, as written [McClelland/Perry] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. Motion carries.

APPROVAL OF INVOICES

Board members were provided a summary of payables dated December 4 – December 17, 2008 for Board review (attached). Fees paid to consultant Chris Moffet and Ballard Spahr for work associated with Mickelsen's retirement package was briefly discussed.

MOTION: To approve the invoices of December 4 – December 17, 2008 in the amount of \$104,750.55 [Perry/Moran] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. Motion carries.

DIRECTOR COMMENTS

Jordan emphasized the importance of Board consideration of proposed goals before the January 7th meeting. She reported that all 2008 performance reviews are complete. Individual staff goals for 2009 are being developed. She remarked on the staff flexibility of undertaking a major storage reorganization project at the Fieldhouse and then having to respond to the need for snow removal – an example of cross training through job sharing. Jordan said the underlined goals are the focus point. The chores detailed within each goal are the tools staff will use to work toward completing each goal. She believes the goals established in 2008 lacked focus. They were too nebulous for staff to understand their role. Park said there was also little continuity between individual goals and District goals. Jordan said this approach will allow individual goals and District goals to sync up. Siemon suggested it may be better to condense the list to accomplish three or four goals well. He cautioned about the time it will take to measure achievement of goals. Jordan said she is trying to facilitate Board participation by providing a list of what could be the focus for 2009, and requests that Board members provide feedback to adjust this working draft in order to set the direction. The focus document will be emailed to Board members.

BOARD QUESTIONS/COMMENTS

Odell asked if there were other matters to discuss before entering into executive session. Scott Siemon said he would like to get personal trainer policies finalized as soon as possible. His two main concerns are negative impact on constituents using the weight room, and the amount of administrative time it will take to manage the trainers. Douthett said based on discussion at the last meeting it may be a positive step to introduce the policy and see if it parses out a certain number of trainers that don't want to pay the fee. The dynamic may change as a result. Odell recommended allowing staff to continue their research.

EXECUTIVE SESSION

At 8:51pm Chair Odell requested a motion to enter into executive session for the purpose of discussing personnel matters. [Perry/McClelland] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. Motion carries.

At 9:39, a motion to close the executive session and re-open the public meeting was made. [McClelland/Douthett] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. Motion carries.

Based on discussion in executive session the following motion was made:

MOTION: To appoint Rena Jordan District Director, with the condition to re-evaluate the organizational structure until January 31, with changes to any associated salary re-structuring to be made retroactively at that time. [Perry/McClelland] All in favor: Tracey Douthett, Scott McClelland, Jim Moran, Ron Perry, Scott Siemon. None opposed. Absent: Tim Douglas. Motion carries.

Brief discussion was held regarding cost of living and step increases. Staff was directed to conduct further research on 2009 COLA adjustments planned by other agencies, rather than use the 3.5% budgeted as a placeholder, and report back to the Board.

A motion to adjourn the meeting of December 17, 2008 was made at 9:53 pm. [Perry/Douthett]

MOTIONS

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Minutes prepared by Bonnie Park

Clerk/Board Member Approval:

